



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

# ADOPTED

IN REPLY PLEASE  
REFER TO FILE:

March 31, 2020

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

70-E March 31, 2020

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
LAC+USC MEDICAL CENTER  
CHILD CARE CENTER PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
AUTHORIZE USE OF JOB ORDER CONTRACT  
AWARD DESIGN-BUILD CONTRACT  
APPROVE APPROPRIATION ADJUSTMENT  
SPECS. 7571; CAPITAL PROJECT NO. 69828  
(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

### SUBJECT

Public Works is seeking Board approval of the LAC+USC Medical Center Child Care Center project, approve the total project budget, and authorization to use Board-approved Job Order Contracts to complete the make-ready work and to award a design-build contract.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the recommended actions are within the scope of impacts analyzed in the previously certified Final Environmental Impact Report for the LAC+USC Medical Center Campus Master Plan project and the Addendum, which were certified by the Board.
2. Establish and approve the proposed LAC+USC Medical Center Child Care Center project, Capital Project No. 69828, with a project budget of \$9,979,000.

3. Approve the Appropriation Adjustment to reallocate a total of \$7,972,000 from the Department of Health Services Enterprise Fund-Committed for the Department of Health Services to fund the projected Fiscal Year 2019-20 expenditures for the LAC+USC Medical Center Child Care Center project, Capital Project No. 69828.
4. Authorize the Director of Public Works or his designee to use Board-approved Job Order Contracts for the make-ready work for the LAC+USC Medical Center Child Care Center project.
5. Find that Dela Secura, Inc., Doing Business as DLS Builders, is the responsive and responsible proposer that submitted the best value proposal for the design and construction of the LAC+USC Medical Center Child Care Center project.
6. Award and authorize the Director of Public Works or his designee to execute a design-build contract with Dela Secura, Inc., Doing Business as DLS Builders, for the design and construction of the LAC+USC Medical Center Child Care Center project for a not-to-exceed contract amount of \$5,614,292.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the project within the scope of the LAC+USC Campus Master Plan project analyzed in an Environmental Impact Report (EIR) certified by the Board on November 18, 2014, and the Addendum which was subsequently certified by the Board in December 2017; establish and approve the Child Care Center project, Capital Project (C.P.) 69828; approve the project budget and related Appropriation Adjustment; authorize Public Works to use Job Order Contracts (JOC) to perform the make-ready work for the project; and award a design-build contract.

### **Background**

The current child care center is located on Mission Road and off-site of the main campus within a modular building complex. The existing center was renovated in 1994 for its current use and is now well beyond its useful life.

The proposed child care center project will construct a new single-story child care center that is approximately 7,000 square feet located on a County-owned site on campus. The proposed site is closer to the hospital and situated on the main campus making it centrally

located and more accessible for County staff and the community. The new facility will service approximately 72 children.

The scoping documents were prepared using a Board-approved, on-call consultant. A Board-approved JOC contractor will be used to perform make-ready site preparation work. The site is currently used as a landscape maintenance yard and requires modification of the existing utility connections and general clearing of minor site appurtenances to prepare the site for the forth-coming project construction.  
Green Building/Sustainable Design Program/LEED

The proposed project is less than 10,000 square feet in size and is therefore, not required to meet the Board's policy for LEED Gold certification. However, the project will be designed to support the Board's policy for Green Building/Sustainable Design Program by incorporating water and energy conservation features, enhancing indoor environmental quality by using low-gas emitting building materials, and providing daylight through much of the building.

### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy II.1, Drive Economic and Workforce Development in the County; Strategy II.2, Support the Wellness of our Communities; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. These recommended actions support the Strategic Plan by providing valuable childcare resources for the community that will in turn benefit the common good by driving the development of the workforce and the economic development of the County.

### **FISCAL IMPACT/FINANCING**

The proposed total project budget (Enclosure A) of \$9,979,000, includes plans and specifications, plan check, construction, change order contingencies, consultant services, Civic Art fee, miscellaneous expenditures, and County services. Of this amount, the Department of Health Services (DHS) has already paid \$616,000 for preliminary assessment fees. Board approval of the enclosed appropriation adjustment (Enclosure B) will reallocate \$7,972,000 from the DHS Enterprise Fund-Committed for DHS to fund the projected Fiscal Year 2019-20 expenditures for the LAC+USC Medical Center Child Care Center project, C.P. 69828. DHS will provide funding in the future budget phases, as needed, to fully fund the remaining project expenditures.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the Board's Civic Art Policy, the project includes a budget of \$79,000 to be allocated to the Civic Arts Special Fund that is 1 percent of the design and construction costs.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, the project will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least ten percent be performed by Targeted Workers facing employment barriers.

The design-build contract with Dela Secura, Inc., doing business as DLS Builders, will contain terms and conditions supporting the Board's ordinance and policies, including but not limited to: Child Support Compliance Program; Contractor Responsibility and Debarment; Contractor Employee Jury Service Program; Defaulted Property Tax Reduction Program; County's Greater Avenues for Independence and General Relief Opportunities for Work Policies; Reporting of Improper Solicitations; Contract Language to Assist in Placement of Displaced County Workers; and Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

## **ENVIRONMENTAL DOCUMENTATION**

A final EIR was certified and the LAC+USC Medical Center Campus Master Plan project for the LAC+USC Medical Center was approved by the Board on November 18, 2014. Findings of Fact and a Statement of Overriding Consideration, as well as a Mitigation Monitoring and Reporting Program, were adopted.

An Addendum to the EIR was certified by the Board on December 19, 2017, for the child care center project. The child care center project is a part of the Master Plan and was analyzed in detail in the Addendum as part of Tier 1 of the LAC+USC Campus Master Plan. The recommended actions related to the child care center project are within the scope of the adopted EIR, as amended by the Addendum. There are no changes to the child care center project or to the circumstances under which the project will be undertaken that require further review under the California Environmental Quality Act. The previously adopted Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Consideration will continue to apply.

The location of the previously certified EIR, Addendum, and other materials constituting the record of proceedings upon which the Board of Supervisors' decision is based in this

matter is the Los Angeles County Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, California 91803, and can be viewed in person or online at: <ftp://dpwftp.co.la.ca.us/pub/pmd/LACUSCEIRandAddendum>.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code.

### **CONTRACTING PROCESS**

Public Works utilized a Board-approved, on-call consultants to prepare the scoping documents for the LAC+USC Medical Center Child Care Center project. Public Works intends to use a Board-approved JOC for the make-ready work.

The design-build procurement was conducted in accordance with the design-build policy adopted by the Board on June 4, 2016.

On January 3, 2019, Public Works issued a Request for Proposals (RFP) for design-build services on the LAC+USC Medical Center Child Care Center project. The contract opportunity was listed on the County's "Doing Business with Us" and "Do Business with Public Works" websites. Public Works also informed the local small business enterprises about this business opportunity for those certified by the County of Los Angeles Department of Consumer and Business Affairs.

The first phase of the RFP process was the submittal of a prequalification questionnaire by all interested design-build firms. On February 21, 2019, six prequalification questionnaires were received for evaluation for the LAC+USC Medical Center Child Care Center project RFP. One firm was disqualified for not providing the required Experience Modification Rate. The prequalification questionnaires for the LAC+USC Medical Center Child Care Center project were reviewed by an evaluation committee comprised of staff from the Chief Executive Office, DHS, and Public Works. Based on the review and evaluation of the prequalification questionnaires, five firms were determined to be prequalified. In accordance with the shortlisting requirements in the RFPs, three firms: DLS Builders; Penta Building Group, LLC; and Icon West, Inc., were shortlisted and invited to submit technical and cost proposals for the projects.

On July 11, 2019, two of the three short-listed design-build firms submitted technical and cost proposals for evaluation. The technical and cost proposals were evaluated by the evaluation committee members based on technical design and construction expertise,

team organization and personnel, proposed delivery plans, life cycle cost analysis, skilled labor force availability, cost proposal, proposed design, and design excellence. DLS Builders in its design-build proposal for the RFP, was found to have submitted the best value and most advantageous proposal that complied with solicitation requirements to perform these services under the design-build delivery method, in accordance with the evaluation criteria stated in the RFP. These evaluations were completed without regard to race, creed, color, or gender.

DLS Builders' Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

#### **INCLUSION OF COMMUNITY WORKFORCE AGREEMENT**

The cost of implementing a Community Workforce Agreement (CWA) varies based on cost proposals and projects. After DLS Builders had been determined to have submitted the best value and most advantageous proposal, the County requested DLS Builders provided a cost proposal in the amount of \$556,429 for the inclusion of the CWA, and this cost is deemed reasonable and will increase the base contract by 9.9 percent. Upon the Board's approval of First Supervisorial District's motion to include this project within the list of projects covered by the CWA, the Director of Public Works, or his designee, will execute an amendment increasing the design-build contract with DLS Builders by \$556,429.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Public Works will work with DHS to minimize construction impacts and disruptions at the facilities. All adjacent campus facilities are anticipated to remain operational during construction.

The Honorable Board of Supervisors  
March 31, 2020  
Page 7

**CONCLUSION**

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA  
Director of Public Works

MP:AKM:cg

Enclosure

c: Department of Arts and Culture  
Auditor-Controller  
Chief Executive Office (Capital Programs Division)  
County Counsel  
Executive Office  
Department of Health Services (Capital Projects Division)

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
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(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

| <b>Project Activity</b>     | <b>Scheduled Completion Date</b> |
|-----------------------------|----------------------------------|
| Environmental Document      | 12/19/17*                        |
| Project Scoping Documents   | 03/19*                           |
| Award Design-Build Contract | 03/20                            |
| Construction Start          | 07/20                            |
| Substantial Completion      | 05/21                            |
| Final Acceptance            | 08/21                            |

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

| <b>Project Activity</b>                      | <b>Revised Budget</b> |
|--|-----------------------|
| <b>Hard Costs</b>                            |                       |
| Construction (Design-Build)                  | \$ 5,614,292          |
| CWA Contract Amendment                       | \$ 556,429            |
| Design Completion Allowance                  | \$ 173,000            |
| Subtotal                                     | <b>\$ 6,343,721</b>   |
| Contingency                                  | \$ 677,571            |
| JOC Make-Ready                               | \$ 832,000            |
| Construction Subtotal                        | <b>\$ 7,853,292</b>   |
| Civic Art                                    | \$ 79,000             |
| Hard Costs Subtotal                          | <b>\$ 7,932,292</b>   |
| <b>Soft Costs</b>                            |                       |
| Plans and Specification                      | \$ 384,000            |
| Consultant Services                          | \$ 605,000            |
| Miscellaneous Expenditure                    | \$ 20,000             |
| Jurisdictional Review, Plan Check and Permit | \$ 78,000             |
| County Services                              | \$ 959,708            |
| <b>Soft Cost Subtotal</b>                    | <b>\$ 2,046,708</b>   |
| <b>TOTAL</b>                                 | <b>\$ 9,979,000</b>   |



## COUNTY OF LOS ANGELES

## REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF HEALTH SERVICES

DEPT'S.  
NO. 110

February 18, 2020

## AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

## ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2019-20

4 - VOTES

SOURCES

BA Detail - See Attachment Page 1.

USES

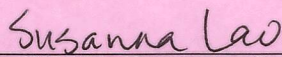
BA Detail - See Attachment Page 1.

SOURCES TOTAL: \$ 23,916,000

USES TOTAL: \$ 23,916,000

JUSTIFICATION

This budget adjustment of \$7,972,000 is necessary to establish and fund Capital Project No. 69828, LAC+USC Medical Center Child Care Center from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2019-20.

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES  
AUTHORIZED SIGNATURE Susanna Lao, Controller's Division, DHS

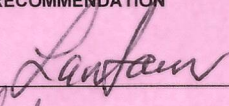
# 70-E MAR 31 2020

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)


  
CELIA ZAVALA  
EXECUTIVE OFFICERREFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR ---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

B.A. NO. 115

BY   
Feb. 19 20 20☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY   
2/19/2020 20

**DEPARTMENT OF HEALTH SERVICES**  
**REQUEST FOR APPROPRIATION ADJUSTMENT**  
**CAPITAL PROJECTS**  
**FISCAL YEAR 2019-20**

4 VOTES

**SOURCES:****USES:****DHS Enterprise Fund**

MN2-3078

Committed for DHS

7,972,000

Decrease Obligated Fund Balance

**DHS Enterprise Fund**

MN2-HS-6100-60070

Other Financing Uses

7,972,000

Increase Appropriation

**LAC+USC Medical Center Enterprise Fund**

MN4-HG-96-9911-60010

Operating Transfers In

7,972,000

Increase Revenue

**LAC+USC Medical Center Enterprise Fund**

MN4-HG-96-9912-60010

Operating Subsidy - General Fund

7,972,000

Decrease Revenue

**Total Enterprise Fund**\$ 15,944,000**Total Enterprise Fund**\$ 15,944,000**Ent Sub - LAC+USC Medical Center**

A01-AC-6100-21200-21224

Other Financing Uses

7,972,000

Decrease Appropriation

**LAC+USC Medical Center Capital Improvements****LAC+USC Medical Center Child Care Center**

A01-CP-6014-64010-69828

Capital Assets - Buildings &amp; Improvements

7,972,000

Increase Appropriation

**Total General Fund**\$ 7,972,000**Total General Fund**\$ 7,972,000**Total**\$ 23,916,000**Total**\$ 23,916,000**Noted & Approved:**

*Susanna Lao*

**Susanna Lao, Controller's Division**  
**Department of Health Services**

**ADOPTED**  
 BOARD OF SUPERVISORS  
 COUNTY OF LOS ANGELES

# 70-E

MAR 31 2020

*Celia Zavala*  
**CELIA ZAVALA**  
 EXECUTIVE OFFICER

BA # 115

*Larson*  
 2/19/20